

A

REC

BAY | - SECTION

0.150 / 06

U2 SHELF

DA 06 / 1054

P4 !

DA2970/2265 Pt 1

SCANNED

PROPERTY ADDRESS 2954 KYOGLE ROAD KUNG HUR

LOT 121 Dp 134446 LN: 39731

CONCEPT PROPOSAL FOR

LOT 12 Dp 13446 LN. 51751
DEVELOPMENT TYPE A RURAL VILLAGE UNDER SECTION 83(B) OF
ZONING BY-LAW NO. 22-2005

THE EPA ACT - NO PHYSICAL WORKS PROPOSED

[illegible][illegible]

FILE CLOSED

SEE DA 06/1054 Pt 2.

Keep with
Part B

APPLICATION NO. DA 06 / 1054

Pt 1

**FILE
CLOSED**

REFER TO

PT 2

DEVELOPMENT APPLICATION LODGEMENT CHECKLIST

Please complete EACH box below.

App No. DA06/1054
Land No(s) 39731

ALL lines must be completed

Zoning 2(a)
☒ ALL owners consent OK (inc. Council) sole director
☒ ALL required copies provided (10 copies) plus CO to come
☒ FEE TYPE and CATEGORY boxes completed below
☒ OK TO LODGE 12/19/06 (planner) 12/19/06 (date)
☒ BASIX Certificate included NA
☒ CHECK Estimated Cost of Development based on cost to prepare the concept plan

Outstanding Items
(PLANNER TO COMPLETE)

•
•
•
•

Select at least one

FEE TYPE

	Fee	Received	Outstanding
<input checked="" type="checkbox"/> Standard DA	Est. cost (see table)		
<input type="checkbox"/> Demolish Structure	Est. cost = \$0		
<input type="checkbox"/> Dwelling under \$100,000	\$364		
<input type="checkbox"/> Change of Use	\$220		
<input type="checkbox"/> Sign	\$215 + \$70 per extra sign		
<input type="checkbox"/> Subdivision incl. New road	\$500 + \$50 per extra lot		
<input type="checkbox"/> Subdivision no road	\$250 + \$40 per extra lot		

Select at least one

CATEGORY

	Fee	Received	Outstanding
<input type="checkbox"/> Not Notified	\$0		
<input type="checkbox"/> Notified	\$200		
<input checked="" type="checkbox"/> Advertised	\$500*		
<input type="checkbox"/> Integrated	\$250 per agency		A separate cheque for \$250 made out to each referral agency
<input type="checkbox"/> Designated	\$1665		*Do NOT pay \$500 advertising fee
<input type="checkbox"/> MINISTERS CONSENT	NO FEES		
<input type="checkbox"/> Concurrence	\$250 per agency		A separate cheque for \$250 made out to each referral agency.

Only if required

DA including REZONING

<input type="checkbox"/> AMENDING LEP	\$2,200		Paid to GL A1155.0001.41280. Mnemonic for cashier to use is RezoneAppFees * Do NOT pay \$500 advertising fee, but lodge as 'Advertised', 'Integrated' or 'Designated' category as applicable
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Only if required

Integrated Referrals & Concurrence

<input type="checkbox"/> Concurrence fee to Council**	\$110 per referral		
<input type="checkbox"/> Integrated fee to Council	\$110 per referral		

** where concurrence from State Govt Agency is required (per agency) but NOT where Council can grant concurrence

TOTAL FEES

ADMIN STAFF POST-LODGE MENT CHECKLIST

- ☐ ALL owners entered on Proclaim (this is not automatic when there is more than one land parcel)
- ☐ ALL land parcels and properties are associated to application
- ☐ Start the clock event (completed date updated)
- ☐ Check appropriate no of copies. NB: 1 extra copy of application required if 'advertised' development in Kingscliff area (Casuarina, Cudgen, Chinderah, Salt)
- ☐ GIS Maps printed - Colour / Black & White
- ☐ File booked to officer
- ☐ Custom fields checked and updated where possible
- ☐ Check for floor plans in exhibition copies (remove if required)
- ☐ Refunds organised
- ☐ Officer's name entered on Proclaim
- ☐ ATM Sheets printed

DEVELOPMENT APPLICATION FORM (not including subdivisions)



APPLICATION FOR DEVELOPMENT
made under the
Environmental Planning and
Assessment Act 1979
Section 78A

Use this form to apply for approval to:
* build, alter or demolish a building or structure
* change the use or classification of a building or land
* carry out work on land
* erect or display an advertising sign

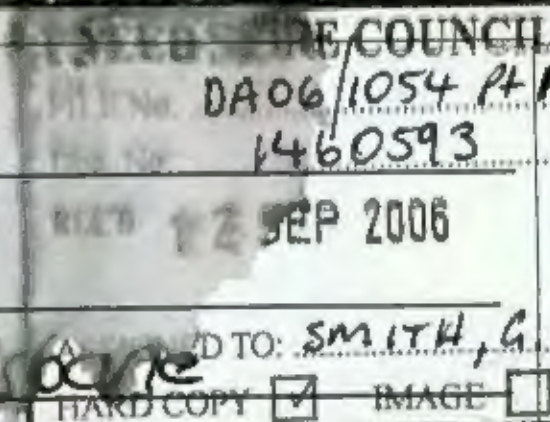
Tweed Shire Council
[office use only]

Application No. DA06/1054
Zoning. 2(a) Village
Land No. 39731
Advertised ☒
Notified ☐
Not-Notified ☐

IMPORTANT NOTE:
IF YOU HAVE NOT SUPPLIED THE CORRECT NUMBER OF COPIES OF PLANS AND OTHER DOCUMENTS REQUIRED TO
PROCESS THIS APPLICATION IT MAY BE SIGNIFICANTLY DELAYED (See Plan Copies Tally Sheet).

Applicant

Surname: Macgregor apo box 358
Given names (or ACN): Peter
Address: Level 37, 123 Eagle Street Brisbane
Queensland Postcode: 4000
Contact No. Daytime 073832 7633 Fax 073832 7644
Mobile: 0408 733389 Email rmelville@cpmq.com.au
Signature: _____



Owner

Surname (or Company): Van Lieshout & Zimmer land P/L
Given names (or ACN): Peter Kempcove P/L
Address: _____
Postcode: _____
Contact No. Daytime: _____ Fax: _____
Mobile: 0408 874640 Email: _____

Consent of ALL owner(s)

NOTE: If the property is owned by more than one person, all owners must sign)

As owners of the above property, I/we consent to this application and the entry of an authorised officer of Council to enter the premises for the purposes of inspecting work proposed to be carried out by this application.

Signature/s

Peter Van Lieshout

SOLE DIRECTOR

1. SITE DETAILSNo 1 Street Kyogle RoadLocality KunghurLot 121 Section _____ DP 134446Zoning Residential 2(d) Village, Rural 1(a)Area of Land 48 ha**Non-residential development**

No of employees _____

Hours of operation _____

Fire safety measures _____

Type, size & qty of goods to be made, stored or transported

Plant & machinery to be installed _____

Loading & unloading facilities _____

Please attach a map if it helps identify the property.

This information will assist in our assessment of your application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

Please tick the appropriate box

☐ Erection of a building or structure☐ Signs☒ Change of use☐ Subdivision of land☐ Earthworks or similar☐ Demolition☒ Other

Description (dwelling, factory, carport etc) _____

Proposed use Rural VillageEstimated cost \$ NA - Concept proposal under

A detailed description of the development is required to be provided in the Statement of Environmental Effects.

For most applications the fee is based on the estimated cost.

S. 83 of the EP & A Act

3. INTEGRATED APPROVAL

Is this application for integrated development?

☐

Yes

☒

No

NSW FISHERIES

Fisheries Management Act 1994

☐

S144 (aquaculture)

☐

S201 (dredging or reclamation in any waters)

☐

S205 (cut, remove, damage or destroy marine vegetation)

☐

S219 (set a net, other material; construct/alter a dam, floodgate, causeway, etc; otherwise create an obstruction across a bay, inlet, etc.

NSW HERITAGE OFFICE

Heritage Act 1977

☐

S58 (development where an Interim or Permanent Conservation Order applies)

NATIONAL PARKS & WILDLIFE SERVICE

National Parks & Wildlife Act 1974

☐

S90 (destruction of Aboriginal relic/place)

ENVIRONMENT PROTECTION AUTHORITY

Protection of the Environment Operations Act 1997

☐

S43(a), 47 & 55

☐

S43(d), 55 & 122

☐

S43(b), 48 & 55

DEPARTMENT OF INFRASTRUCTURE, PLANNING & NATURAL RESOURCES

Water Management Act 2000

☐

SS89, 90 & 91 (water use approval, water management work approval or activity approval under Part 3 of Chapter 3)

ROADS & TRAFFIC AUTHORITY

Roads Act 1993

☐

S138 (Driveway access to property or construction or modification of kerb and gutter or footpath paving on a public road controlled by the RTA)

NSW RURAL FIRE SERVICE

Rural Fires Act 1997

☐

S100B

Note For each different authority approached on your behalf regarding approvals for this application, a fee of \$250 applies which will be paid to each approval authority in accordance with cl100 of the regulation. Cheques must be made payable to the authority.

Integrated development means projects which also need approval from a State Government Authority.

Please discuss what approvals you might need with our staff.

The commentary in brackets beside each section of the Act is provided for guidance only. You should consult the relevant Act for complete details.

Your application must be accompanied by:

- An additional fee for each approval body.
- Additional copies of plans as required (staff will let you know if additional copies are needed).
- Sufficient information for the approval body to make an assessment of the application.

Separate applications will need to be made to each approval authority to gain formal approval prior to commencement of works.

The Integrated Development process provides certainty that subsequent approvals from state government authorities will be granted in the future

Note that a development is not 'Integrated Development' if works are to be carried out on a council controlled road however, separate approval is still required to be obtained from Council – refer to "Summary or Approval" notes.

4. CONCURRENCE

Does this application require the concurrence of any other authorities?

☐

Yes

☒

No

If Yes, please indicate which Government Authorities concurrence is required from:

☐

planningNSW

☐

NSW National Parks and Wildlife Service

☐

NSW Fisheries

Some applications require the agreement of another Government Authority before an approval can be granted. Please discuss what authorities may have an interest in your proposal with our staff.

5. CRITICAL HABITAT

Is any part of the land identified as critical habitat under the Threatened Species Conservation Act 1995?

☐

Yes

☒

No

If in doubt contact our staff or alternatively the National Parks and Wildlife Service

6. TYPE OF CONSENT (IF APPLICABLE)

In most cases, Council will issue a consent which operates immediately. You can ask for a deferred commencement consent or a staged development consent. Please tick the box beside the type of consent you are looking for:

☐

Standard consent

☐

Deferred commencement

☒

Staged development

If you would like more information on staged or deferred development consents please ask our staff.

7. CONSTRUCTION CERTIFICATE

Do you want a Construction Certificate to be issued with the development approval?

☐

Yes

☒

No

Where yes, a Construction Certificate application must be completed and lodged with this application.

If you are building or subdividing, you must have a Construction Certificate before you start work.

8. LODGING THE APPLICATION

Have you got everything:

- ☒ Make sure that you have answered all questions required for your development
- ☒ Turn to the checklist and ensure that you have all plans & information required
- ☒ Make sure you have supplied ALL of the required copies (See Plan Copies Tally Sheet) *10 copies supplied*
- ☒ Make sure that you have enclosed the appropriate fee (see schedule of fees on back of this form)
- ☒ Make sure all owners have signed the application

Is your application complete for lodgement:

- ☒ Yes ☐ No

[Office Use Only]

Checked by: _____ Date: _____

Staff will also use the checklist to ensure that there is enough information to assess your application.

Applications received in good faith following preliminary assessment may be later rejected or may require additional information or copies to be provided.

Applications which are not complete may be rejected at the time of lodgement.

9. LODGEMENT OF APPLICATIONS

Applications can be lodged at:

Tweed Shire Council
Civic & Cultural Centre
Tumbulgum Road
Murwillumbah NSW 2484

or

Tweed Heads Office
Civic & Cultural Centre
Brett Street
Tweed Heads NSW 2485

or

Mail to:
(with correct payment)

PO Box 816
Murwillumbah NSW 2484

Statement of Environmental Effects

A Simple yes/no answer will not be sufficient. The following is not an exhaustive list, but a guide only and should be expanded upon where appropriate in the form of a separate written statement. See DCP No. 16 – Subdivision Manual for details of matters to be address with Subdivision Development Applications.

Provide a clear description of the type of development you intend to carry out.

Master planned rural village
as described in Chapter 5 ("The
Concept Proposal") of Volume 1 -
Nightcap Village Statement of Environmental
Effects

Environmental Impacts

Describe the existing environment of the subject site and the surrounding land.

Ibid Chapter 4 ("The site and
surrounding area")

What steps have been taken to mitigate any likely adverse environmental impact on the surrounding locality as a result of the proposed development during and after construction?

Ibid Chapters 7 ("Planning Assessment")
and 9 ("Environmental Assessment")

What effects will the proposal have on existing fauna and flora? How will these be overcome or managed?

Ibid Chapter 9, Section 9.3
("Ecological Assessment")

If you require more space,
please attach extra comments to
the form.

Some applications will require
this to be provided by specialist
consultants.

eg. slope, vegetation, natural
features such as water courses,
adjoining land uses etc.

eg discharges into a natural
water system, emission of
fumes, steam, vapour, dust or
the like.

eg. removal of/or injury to
existing native flora and fauna.

Statement of Environmental Effects

How do you propose to reduce the soil erosion and/or sedimentation problems that may occur from site works?

See Section 9.7 Environmental Management Plan

Where and how will you discharge stormwater runoff from your development? Do you wish to discharge to a public gutter or drain, dispose of runoff on your own land by infiltration or obtain a legal right to discharge to other land? Is the public gutter or drain big enough to accommodate the extra runoff? How has your development adopted water sensitive design practices that minimise stormwater runoff and pollution?

Water sensitive design proposed, see Section 9.6 Stormwater quality assessment

Explain the design characteristics of the development? Describe how the development will be in character with other developments in the locality.

Urban design principles contained in Draft DCP (Appendix 1) and in the Urban Design Report, Volume 2

If the site is affected by hazards such as bushfire, flooding, landslip, coastal erosion or any other risk factor, how do you propose to overcome such hazards?

Bushfire, flooding and slope stability covered in Sections 9.2, 9.4 and 9.5

What are the likely economic or social effects of the proposed development on the locality?

See Chapter 8 - Social and economic assessment

Note: Water sensitive design requires runoff to be minimised, delayed in its passage, and where possible accommodated and treated (to remove pollutants) within the landscape and grassed areas of the development site.

eg. height, scale, density, materials etc.

All development applications are to be accompanied by the attached (completed) checklist of Social and Economic Issues and a Social Impact Statement if applicable. See DCP45 - Social Economic Impact Assessment.

Statement of Environmental Effects

What amount of traffic will be generated by the proposed development? How do you intend to gain access to the site? What off-street parking has been provided? What loading/unloading facilities have been provided? What will be the effect of any likely increase in traffic caused by the proposed development?

Refer to DCP No 2 Parking Code.

Traffic aspects of the Concept Proposals are contained in Section 10.4 - Traffic assessment

Explain how the proposed development impacts on the existing and likely future amenity of the locality? How do you propose to address these impacts?

Eg overshadowing, loss of privacy, visual amenity, streetscape or increased noise

Visual assessment contained in the Urban Design Report in Volume 2. Traffic in Section 10.4.

What impact will the proposal have on the environment of threatened species and/or endangered ecological communities as defined in the Threatened Species Conservation Act, 1995?

If your proposal involves removal of vegetation or habitat then your application should include an assessment in accordance with Section 5A of the EP&A Act, 1979. This assessment is required to be prepared by a person with expertise in this area

See Section 9.3 - Ecological Assessment. Opportunity to increase koala habitat with proposal.

Statement of Environmental Effects

Does the proposal involve removal of native vegetation? If yes, what is the area involved? You should also address the matters contained within SEPP No. 44?

SEPP No 44 – State Environmental Planning Policy - Koala Habitat

SEPP 44 matters addressed in Section 9.3. Minor vegetation removal and significant vegetation planting envisaged.

What solid and liquid waste will be generated? How will these wastes be disposed of? What toxic chemicals, if any, are involved in the proposal?

Specify quality and quantity

Concept plan for sewerage treatment and disposal is contained in Sections 10.3 and 10.4.

If filling of the land is required, demonstrate how you propose to overcome any adverse impacts on adjoining properties?

No proposed impact on adjoining properties. Cut and fill balance to be determined in Precinct Plans.

What other matters considered relevant should Council be advised of that will support your proposal?

Zoning of land
Strategic intent of the ^{raft}
Far North Coast Regional Strategy

Land Contamination

Please specify all land uses to which the site has been put, including the current use.

Refer to Council's Contaminated Land Policy

Grazing, general agriculture.
No known contamination.

Statement of Environmental Effects

Is the proponent aware of the uses to which properties adjoining the site have been put? If so, please specify.

Grazing, general agriculture.
Forestry and rural residential
subdivision to the south across
Kyogle Road.

Do any of the uses correlate with potentially contaminating activities?

No

If yes, has there been any testing or assessment of the site and, if so, what were the results?

NA

Is the proponent aware of any contamination on the site?

No

What remediation work, if any has been taken in respect to contamination which is or may have been present on the site?

NA

Work carried out voluntarily or
ordered by a government
agency.

TABLE 1: TWEED SHIRE COUNCIL - ASSESSMENT OF SOCIAL AND ECONOMIC IMPACT OF DEVELOPMENTS

CHECKLIST OF SOCIAL AND ECONOMIC ISSUES (Star Ratings out of possible 5 stars)

(To Accompany the Statement of Environmental Effects in a Development Application)

	ECONOMIC IMPACT	CRITERIA	EFFECT			
			POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
1	Economic Impacts	Increases or decreases retail and other services within the local area Increases or decreases facilities within the local area Better uses or makes redundant existing infrastructure Impact on existing economic land uses (commercial, tourism etc)	*** *** - ***	- - - -	- - - -	*** *** - ***
2	Employment	Improves or reduces access to employment Increases or decreases long term jobs (temporary or permanent) Impact on skills/education Safeguards or threatens existing jobs	*** *** *** ***	- - - -	- - - -	*** *** *** ***
3	Additional Information for Industrial, Commercial or Retail developments	Jobs created directly from the development • Construction Phase • Ongoing Operation Investment in the development • Construction (excluding land value) • Local Investment	N/A 155cft	N/A -	N/A -	 155cft
	SOCIAL IMPACT	CRITERIA	EFFECT			
			POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
4	Community Networks	Provides or reduces facilities or opportunities for social interaction Improves or reduces community identity and cohesion Improves or reduces existing residential amenity Creates or removes physical barriers between homes and community facilities Impacts on disadvantaged social groups Benefits or displaces disadvantaged groups Consolidates or dislocates existing social or cultural networks	*** ** ** ** - - *	- - - - * * -	- - - - - - -	*** ** ** * - - *
5	Public Realm	Safeguards or threatens heritage sites or buildings, or archaeological sites Makes available/enhances or detrimental to public places/open space Provides or displaces public facilities Avoids or exhibits overdevelopment/large scale buildings Significant positive or negative public response in submissions/ meetings	*** * *** *** ***	- - - - -	- - - - -	*** *** *** *** ***

cft = effective full-time jobs (full time equivalent jobs)

Note: Social and Economic Impact details are contained in Chapter 8 of Volume 1 and full report in Volume 2.

6	Housing	Increases or decreases housing stock Increases or decreases stock of low income housing, or its affordability Increases or decreases housing rental averages Increases or decreases choice in housing Increases or decreases provision of special needs housing Increases or decreases the social mix of residents in the area	**** * * **** - *****	- - - - * -	- - - - - -	**** * * **** - ****
			EFFECT			
	COMMUNITY INFRASTRUCTURE	CRITERIA	POSITIVE	UNCERTAIN/NEUTRAL	NEGATIVE	NET TOTAL
7	Human Service Facilities	Increases or decreases supply of: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Decreases or increases demand for: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Increases or decreases in the choice of local shopping facilities Increases or decreases local recreation or leisure facilities	* ** - * * - ***** *****	- - * - - - - -	- - - - - - - -	* ** - * * - ***** *****
8	Access	Decreases or increases distance from homes to local community facilities and services Improves or reduces public transport services or access to such services Improves or reduces disabled access to local facilities Improves or reduces access by cycle to local facilities Improves or reduces pedestrian access to local facilities	** - * ** **	- * - - -	- - - - -	** - * ** **
			Total 79 *	Total 5 neutral	Total Nil	Positive Net 79 Total

Note: No specific development or construction approval is being sought

CHECKLIST FOR YOUR APPLICATION

If you have included all the information listed below for your type of development, you will have provided us enough information to process your application. Your application can be determined more quickly if all items are included.

Type of Project		Development Application Requirements	
1	All new buildings or additions including DWELLINGS		Plans (see Plan Copies Tally Sheet)
		<input type="checkbox"/>	Floor plans (MUST BE PROVIDED ON SEPARATE SHEET)
		<input type="checkbox"/>	Site plan drawn to scale (1:100) with north point, boundary dimensions, site area, building footprint, distances to boundaries.
		<input type="checkbox"/>	Location and type of existing trees and vegetation (identify trees to be removed)
		<input type="checkbox"/>	Location of existing sewer mains, kerb & gutter, electricity poles/mains and other public utilities.
		<input type="checkbox"/>	Existing and finished land levels and relationship to proposed buildings.
		<input type="checkbox"/>	Location of any existing or proposed easements or rights of way.
		<input type="checkbox"/>	Fully dimensioned floor plans indicating internal layout.
		<input type="checkbox"/>	Elevations showing type and colour of materials for all elevations
		<input type="checkbox"/>	Sections through building
		<input type="checkbox"/>	Location of buildings on adjoining properties and their use
		<input type="checkbox"/>	Drainage concept for roof water and surface water, including proposed easements
		<input type="checkbox"/>	Owners consent
		<input type="checkbox"/>	Statement of Environmental Effects, including site analysis
		<input type="checkbox"/>	Completed Social Economic Checklist
		<input type="checkbox"/>	Details of any demolition works
		<input type="checkbox"/>	Completion of Section 68 application for stormwater and erosion control plan if applicable
		<input type="checkbox"/>	Completion of Section 138 application for driveway and road work if applicable

Type of Project		Development Application Requirements	
2	Dual Occupancy, Town House, Villas, Residential Flats (Refer to Council's DCP's for Multi Dwelling Housing)	<input type="checkbox"/>	All information as per Section 1
		<input type="checkbox"/>	Plans detailing vehicle access, circulation and parking including dimensions
		<input type="checkbox"/>	Shadow diagrams for winter solstice showing the impact of shadows on buildings and open space areas (on the site and adjoining properties)
		<input type="checkbox"/>	Landscaping design plan showing all species to be planted and a schedule of species detailing the planting and maturity height of each. All hard landscape materials are to be shown
		<input type="checkbox"/>	Details of screening for storage, drying and recreation areas.
		<input type="checkbox"/>	NatHers Certification for each unit (see DCP39)
		<input type="checkbox"/>	Details of fencing – height and materials.
3	Commercial, Retail, Industrial, Recreation and Tourist Buildings	<input type="checkbox"/>	All information as per Section 1
		<input type="checkbox"/>	Plan detailing vehicle access, circulation & parking including dimensions
		<input type="checkbox"/>	Landscaping design plan showing all species to be planted and a schedule of species detailing the planting and maturity height of each. All hard landscape materials are to be shown.
		<input type="checkbox"/>	Details of fencing – height and materials
		<input type="checkbox"/>	Details of plant and machinery to be installed
		<input type="checkbox"/>	Types, size and quantity of goods to be manufactured, stored, transported, or retailed.
		<input type="checkbox"/>	Details of waste disposal methods including waste water
		<input type="checkbox"/>	Estimated number of employees
		<input type="checkbox"/>	Estimated number of clients visiting premises per day
		<input type="checkbox"/>	Hours of operation
		<input type="checkbox"/>	Estimated number of vehicle movements per day
		<input type="checkbox"/>	Details of proposed advertising structures/signs
		<input type="checkbox"/>	Footpath levels

4	Subdivision of Land		Plans (see Plan Copies Tally Sheet)
		<input type="checkbox"/>	Floor plans (MUST BE PROVIDED ON SEPARATE SHEET)
		<input type="checkbox"/>	North point, boundary dimensions, site area of proposed lots drawn to scale
		<input type="checkbox"/>	Location and type of existing trees/vegetation (identify the ones to be removed)
		<input type="checkbox"/>	Location of existing sewer mains, kerb and gutter, electricity poles/mains and other public utilities
		<input type="checkbox"/>	Contours at suitable intervals to allow slope assessment
		<input type="checkbox"/>	Details of earthworks proposed including existing and proposed finished levels
		<input type="checkbox"/>	Location of proposed road easements or restrictions
		<input type="checkbox"/>	Details of water supply and effluent disposal
		<input type="checkbox"/>	Site analysis
		<input type="checkbox"/>	All information required under DCP16 – Subdivisions Manual
		<input type="checkbox"/>	Soil and water management plan
		<input type="checkbox"/>	Statement of Environmental Effects
		<input type="checkbox"/>	Preliminary soil contamination site assessment
		<input type="checkbox"/>	Fauna and flora report (eight part test)
		<input type="checkbox"/>	Completion of Section 66 application for stormwater and erosion control plan if applicable
		<input type="checkbox"/>	Completion of Section 138 application for driveway and road work if applicable
5	Use of Existing Buildings for Commercial, Retail, Industrial or home Activity	<input type="checkbox"/>	Floor plans (MUST BE ON SEPARATE SHEET)
		<input type="checkbox"/>	Plan detailing all internal rooms, dimensions and proposed use of each
	(Refer to Council's DCP's for Parking)	<input type="checkbox"/>	Plan detailing vehicle access, circulation and parking including dimensions
		<input type="checkbox"/>	Details of any changes to external finishes
		<input type="checkbox"/>	Details of plant and machinery to be installed

		<input type="checkbox"/>	Types, size and quantity of goods to be manufactured, stored, transported or retailed
		<input type="checkbox"/>	Estimated number of employees
		<input type="checkbox"/>	Hours of operation
		<input type="checkbox"/>	Details of waste disposal methods including waste water
		<input type="checkbox"/>	Estimated number of clients visiting premises per day
		<input type="checkbox"/>	Details of proposed advertising structures/signs
		<input type="checkbox"/>	Statement of Environmental Effects

Development Application Fees are as follows:-

- (a) In the case of a proposed development involving the erection of a building or the carrying out of work; and having an estimate cost within a range specified in the table referred to in this clause, is calculated in accordance with the following table.
- (b) In the case of a proposed development involving the erection of a building for the purposes of a dwelling-house where the estimated cost of the development does not exceed \$100,000 - be \$364
- (c) In the case of advertising signs - \$215.00 plus \$70.00 for each advertisement in excess of one; or the fee calculated in accordance with the table, whichever is the greater.
- (d) In the case of a proposed development involving the subdivision of land:-

New Road - \$500 plus \$50 per additional lot

No new road - \$250 plus \$40 per additional lot

- (e) in the case of a proposed development not referred to in paragraph (a) or (b) or (c) - be \$220 (change of use) **\$220**

TABLE	
Column 1	Column 2
Estimated cost of development	Maximum amount of fee
Up to \$5000	\$110
\$5001-\$50,000	\$170 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost
\$50,001-\$250,000	\$352 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000
\$250,001-\$500,000	\$1,160, plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$500,001-\$1,000,000 \$550,000*	\$1,745, plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000
\$1,000,001-\$10,000,000	\$2,615, plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000
More than \$10,000,000	\$15,875, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000

***This is estimated cost of the application (concept proposals and staged development)**

(f) Crown Developments **As per table above**

(g) Minimum fee for designated development - clause 251 of the regulations **As per table above plus \$715**

\$1745 + \$82 = \$1827

Additional fees required under Clause 252 of the Environmental Planning and Assessment Regulations, 2000 for:

- (a) Designated Development \$1665.00
- (b) Advertised Development \$500.00
- (c) Prohibited Development \$500.00
- (d) Notified Development \$200.00

\$500

If the application requires concurrence from a government agency to be granted (Council does not have assumed concurrence), further fees are required for each concurrence authority as follows:

- (a) Where Concurrence is required from Government Agencies (eg SEPP 1) \$250.00
- (b) Additional fee to Council \$110.00

Additional Fees under Clause 100 of the EPA Regulations:

- Integrated Development \$250 for each approval body
- Concurrence authority \$250 for each approval body

CHEQUES SHOULD BE MADE PAYABLE TO THE INTEGRATED OR CONCURRENCE AUTHORITY NOT TWEED SHIRE COUNCIL

Total = \$2547.00

PLAN COPIES TALLY SHEET

Your application may be significantly delayed if you do not supply all of the required copies needed in order to process it. Please use this tally sheet to ensure that you have submitted the required number of copies.

Development Application, accompanying documentation (Environmental Impact Statement/Statement of Environmental Effects, etc) and plans:

Application	Number of copies	
Standard Development Application requirements	5 copies	.....5
Does this application require notification or advertising? (see DCP 42 – Notification Policy)	<input checked="" type="checkbox"/> Yes – add 2 more copies	.....2
Does this application require integrated approval?	<input checked="" type="checkbox"/> Yes – add 1 more copy for EACH integrated approval required	.....
Does this application require concurrence from PlanningNSW or National Parks & Wildlife Service?	<input checked="" type="checkbox"/> Yes – add 1 more copy for each concurrence authority	.....
Does this application fall under SEPP71?	<input checked="" type="checkbox"/> Yes – add 1 more copy	.....
Is this a “Designated” development application?	<input checked="" type="checkbox"/> Yes – add 8 more copies	.....
Is this proposal for a development in Kingscliff, Casuarina, Cudgen, Chinderah or Salt?	<input checked="" type="checkbox"/> Yes – add 1 more copy	.....
Does this application fall under SEPP11?	<input checked="" type="checkbox"/> Yes – add 1 more copy	.....
TOTAL:		.....7

10 copies provided

If your Development Application is accompanied by any of the following applications, the following additional plans are required:

Application	Number of copies	
Construction Certificate	3 copies of plans and specifications	.....NA
Driveway application	3 copies of plan nominating driveway details	.....NA
Stormwater application	3 copies of plan nominating stormwater details	.....NA